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First Security Bank

IDAHO CONSTRUCTION REPORT

DR. KELLY K. MATTHEWS — ECONOMIST HARVEY FRAZIER — GRAPHICS

VOLUME 32 JUNE 1985 NUMBER 6

AUTHORIZED BUILDING PERMIT CONSTRUCTION

56 MAJOR LOCATIONS

JUNE 1985

Idaho's construction industry experienced significantly increased activity in June. The number and value of residential construction permits issued during the month were equivalent to the highest month in 1984. In Boise City, there were 298 permits for new dwelling units issued, compared with 117 in June 1984. Lower mortgage rates should strengthen the demand for housing over the next several months. Nonresidential construction permits in Idaho Falls exceeded $24 million — primarily reflecting the construction of a new hospital.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in June was $78,596,044, or 61.1 percent above 1984. NEW RESIDENTIAL CONSTRUCTION for 615 dwelling units totalled $23,541,141, an increase of 4.4 percent in number and a decrease of 1.6 percent in value compared with a year ago. NONRESIDENTIAL CONSTRUCTION valued at $38,070,135 was up 178.1 percent from last year, while ALTERATIONS AND REPAIRS totalling $16,984,768 were up 54.0 percent.

CONSTRUCTION VALUES IN 56 MAJOR IDAHO LOCATIONS

			Percent Change 1985 from 1984	
	JUNE	6 MONTHS	JUNE	6 MOS.
NUMBER OF NEW DWELLING UNITS	615	2,091	+ 4.4	- 20.6
VALUE (dollars)				
Residential	$ 23,541,141	$ 99,014,573	- 1.6	- 7.2
Nonresidential	38,070,135	97,903,773	+178.1	+ 74.5
Alterations & Repairs	16,984,768	53,754,958	+ 54.0	- 11.4
TOTAL CONSTRUCTION VALUE	$ 78,596,044	$ 250,673,304	+ 61.6	+ 12.2

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — JUNE 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	3	0	0	19,500	$19,500
Coeur d'Alene	16	33	731,433	1,070,542	404,366	2,206,341
Kootenai County Un	35	85	2,143,324	196,093	334,617	2,674,034
Craigmont		NO PERMITS ISSUED				0
Grangeville	0	17	0	1,100	74,028	75,128
Lewiston	5	71	107,476	260,340	137,556	505,372
Nez Perce Co Un	1	5	3,000	22,714	5,400	31,114
Moscow	13	51	549,000	142,850	408,338	1,100,188
Latah County Un	6	10	109,350	16,000	24,300	149,650
Orofino	0	11	0	0	16,165	16,165
Osburn	0	8	0	8,015	9,470	17,485
Sandpoint	2	14	94,800	125,000	81,085	300,885
St. Maries	0	9	0	40,000	24,035	64,035
Benewah County Un		NO REPORT RECEIVED				0
TOTAL NORTHERN	78	317	3,738,383	1,882,654	1,538,860	7,159,897
Boise City	298	817	8,501,235	1,466,096	10,357,493	20,324,824
Meridian	15	32	724,648	121,416	48,085	894,149
Ada County Un	42	79	2,010,891	183,357	593,048	2,787,296
Caldwell	5	21	163,600	109,164	97,100	369,864
Canyon County Un	28	54	1,095,700	885,000	142,700	2,123,400
Nampa	10	36	167,240	3,557,400	228,985	3,953,625
Emmett	0	27	0	7,628	51,250	58,878
Gooding	1	10	75,000	66,000	22,500	163,500
Hailey	3	7	165,764	48,168	13,800	227,732
Ketchum	8	11	1,124,891	282,900	85,404	1,493,195
Sun Valley	0	5	0	0	471,500	471,500
Blaine County Un	7	13	771,300	217,500	127,000	1,115,800
Jerome	1	6	36,000	0	2,500	38,500
Mountain Home	1	26	89,060	703,000	124,408	916,468
Payette	4	2	75,000	0	1,000	76,000
Shoshone	0	1	0	0	2,500	2,500
Twin Falls City	13	43	552,812	36,696	337,001	926,509
Twin Falls Co Un	1	5	64,000	0	117,000	181,000
Weiser	1	23	34,900	0	96,878	131,778
TOTAL SOUTHWESTERN	438	1,218	15,652,041	7,684,325	12,920,152	36,256,518
Blackfoot	2	14	185,000	190,500	47,500	423,000
Bingham County Un	10	21	344,638	564,025	0	908,663
Idaho Falls	8	44	451,610	24,325,906	250,335	25,027,851
Ammon	2	5	100,228	7,105	3,436	110,769
Bonneville Co Un	13	25	813,590	811,500	82,960	1,708,050
Rexburg	0	9	0	1,065,500	281,000	1,346,500
Rigby	0	1	0	0	4,000	4,000
Jefferson Co Un	17	36	342,700	542,300	49,525	934,525
Salmon	0	3	0	0	46,800	46,800
Lemhi County Un	2	11	85,000	0	30,000	115,000
St. Anthony	0	6	0	1,000	858,500	859,500
TOTAL EASTERN	54	175	2,322,766	27,507,836	1,654,056	31,484,658
American Falls	3	10	17,000	0	18,550	35,550
Power County Un	2	4	123,000	0	6,200	129,200
Burley	2	12	132,000	486,000	112,032	730,032
Chubbuck	19	14	542,022	49,860	24,000	615,882
Montpelier	0	9	0	0	24,950	24,950
Pocatello	4	78	270,000	447,500	181,650	899,150
Bannock County Un	9	14	464,125	0	30,000	494,125
Preston		NO REPORT RECEIVED				0
Franklin County Un	1	1	41,000	0	0	41,000
Rupert	1	8	19,500	0	458,408	477,908
Minidoka County Un	4	10	219,304	0	8,910	228,214
Soda Springs	0	7	0	11,960	7,000	18,960
TOTAL SOUTHEASTERN	45	167	1,827,951	995,320	871,700	3,694,971
TOTAL 56 LOCATIONS	615	1,877	23,541,141	38,070,135	16,984,768	78,596,044

Compiled by First Security Bank of Idaho N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS SIX MONTHS CUMULATIVE 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	1	17	51,500	234,500	60,150	$346,150
Coeur d'Alene	50	132	2,424,902	17,529,230	849,706	20,803,838
Kootenai County Un	189	379	8,651,251	1,608,815	1,351,379	11,611,445
Craigmont	0	0	0	0	0	0
Grangeville	0	48	0	4,400	249,643	254,043
Lewiston	56	460	2,035,583	5,661,400	1,888,853	9,585,836
Nez Perce Co Un	15	33	295,000	175,954	191,900	662,854
Moscow	25	134	1,087,537	249,450	2,555,014	3,892,001
Latah County Un	18	35	264,943	17,250	109,500	391,693
Orofino	2	63	49,068	375,719	164,821	589,608
Osburn	0	16	0	25,006	38,581	63,587
Sandpoint	9	54	449,200	129,500	508,670	1,087,370
St. Maries	11	33	144,200	47,000	132,587	323,787
Benewah County Un	7	13	249,500	42,100	14,600	306,200
TOTAL NORTHERN	383	1,417	15,702,684	26,100,324	8,115,404	49,918,412
Boise City	568	4,359	25,049,482	9,013,049	24,386,245	58,448,776
Meridian	103	170	4,702,375	237,916	240,212	5,180,503
Ada County Un	232	493	11,759,966	5,662,242	2,167,898	19,590,106
Caldwell	22	109	816,488	1,228,716	582,133	2,627,337
Canyon County Un	122	234	3,909,350	2,692,470	389,810	6,991,630
Nampa	38	221	1,117,640	6,486,300	3,033,649	10,637,589
Emmett	4	155	293,607	438,093	597,992	1,329,692
Gooding	1	22	75,000	120,580	72,400	267,980
Hailey	7	26	404,199	148,496	138,101	690,796
Ketchum	13	34	1,878,236	2,231,414	179,229	4,288,879
Sun Valley	4	28	3,333,000	0	799,300	4,132,300
Blaine County Un	31	52	4,821,911	1,951,500	425,157	7,198,568
Jerome	1	34	36,000	65,500	304,075	405,575
Mountain Home	26	104	1,264,470	704,500	358,878	2,327,848
Payette	9	24	203,000	243,500	143,000	589,500
Shoshone	0	2	0	0	3,000	3,000
Twin Falls City	66	220	3,114,944	1,292,287	1,536,155	5,943,386
Twin Falls Co Un	9	25	663,000	3,000	284,700	950,700
Weiser	3	82	66,900	22,800	198,833	288,533
TOTAL SOUTHWESTERN	1,259	6,394	63,509,568	32,542,363	35,840,767	131,892,698
Blackfoot	3	43	222,000	435,500	342,900	1,000,400
Bingham County Un	46	76	1,320,378	864,385	562,916	2,747,679
Idaho Falls	114	224	6,506,840	27,988,643	1,516,115	36,011,598
Ammon	6	17	371,197	28,280	25,240	424,717
Bonneville Co Un	52	125	2,124,860	2,899,250	262,998	5,287,108
Rexburg	4	37	308,000	2,055,500	811,400	3,174,900
Rigby	3	7	111,300	0	34,500	145,800
Jefferson Co Un	56	124	1,540,343	1,023,645	146,675	2,710,663
Salmon	2	29	42,000	0	321,150	363,150
Lemhi County Un	11	52	394,000	25,000	173,182	592,182
St. Anthony	1	9	5,000	36,000	878,500	919,500
TOTAL EASTERN	298	743	12,945,918	35,356,203	5,075,576	53,377,697
American Falls	9	30	202,500	850	79,350	282,700
Power County Un	11	23	536,000	79,510	114,770	730,280
Burley	5	27	372,800	1,664,604	264,032	2,301,436
Chubbuck	28	39	949,594	157,860	42,600	1,150,054
Montpelier	0	17	0	0	53,300	53,300
Pocatello	52	301	2,631,832	1,675,597	1,682,723	5,990,152
Bannock County Un	22	39	1,301,125	22,736	299,285	1,623,146
Preston	0	0	0	0	0	0
Franklin County Un	6	10	257,000	25,000	0	282,000
Rupert	4	45	42,500	15,734	576,637	634,871
Minidoka County Un	13	39	507,552	221,032	1,571,214	2,299,798
Soda Springs	1	18	55,500	41,960	39,300	136,760
TOTAL SOUTHEASTERN	151	588	6,856,403	3,904,883	4,723,211	15,484,497
TOTAL 56 LOCATIONS	2,091	9,142	99,014,573	97,903,773	53,754,958	250,673,304

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CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	1	0	0	60,000	$60,000
Coeur d'Alene	61	28	1,701,283	562,000	69,428	2,332,711
Kootenai County Un	42	105	2,570,931	968,369	343,305	3,882,605
Craigmont			NO PERMITS ISSUED			0
Grangeville	0	10	0	180,800	24,800	205,600
Lewiston	7	70	357,813	195,087	135,018	687,918
Nez Perce Co Un	5	9	172,000	4,000	9,000	185,000
Moscow	37	37	1,151,000	847,000	251,250	2,249,250
Latah County Un	5	11	368,160	20,000	38,610	426,770
Orofino	1	11	18,290	0	19,937	38,227
Osburn	0	1	0	0	2,000	2,000
Sandpoint	2	13	88,000	370,000	113,450	571,450
St. Maries	1	5	30,000	12,500	13,500	56,000
Benewah County Un			NO FIGURES RECEIVED			0
TOTAL NORTHERN	161	301	6,457,477	3,159,756	1,080,298	10,697,531
Boise City	117	1,061	4,897,369	1,810,918	2,941,401	9,649,688
Meridian	9	29	331,224	193,650	101,219	626,093
Ada County Un	49	100	2,164,737	783,822	699,322	3,647,881
Caldwell	4	32	115,044	162,000	696,610	973,654
Canyon County Un	36	56	1,288,400	606,420	35,500	1,930,320
Nampa	5	19	136,800	0	997,604	1,134,404
Emmett	3	11	169,217	15,956	72,943	258,116
Gooding	0	9	0	0	80,868	80,868
Hailey	4	16	244,080	723,216	50,750	1,018,046
Ketchum	4	14	584,582	619,250	175,687	1,379,519
Sun Valley	2	13	400,000	40,000	128,180	568,180
Blaine County Un	5	12	673,000	481,220	70,000	1,224,220
Jerome	1	11	9,000	22,000	53,454	84,454
Mountain Home	1	21	45,000	1,100,000	85,980	1,230,980
Payette	0	5	0	14,600	5,883	20,483
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	13	49	723,801	690,605	319,187	1,733,593
Twin Falls Co Un	1	7	586,000	23,000	18,000	627,000
Weiser	1	13	1,000	46,810	15,770	63,580
TOTAL SOUTHWESTERN	255	1,478	12,369,254	7,333,467	6,548,358	26,251,079
Blackfoot	1	8	32,000	9,922	18,200	60,122
Bingham County Un	13	38	559,100	563,112	233,244	1,355,456
Idaho Falls	14	71	745,330	1,015,494	551,147	2,311,971
Ammon	2	3	128,230	0	500	128,730
Bonneville Co Un	8	27	148,700	224,680	127,500	500,880
Rexburg	0	8	0	0	77,600	77,600
Rigby	0	1	0	0	2,945	2,945
Jefferson Co Un	15	48	156,800	585,840	139,900	882,540
Salmon	0	6	0	12,000	18,700	30,700
Lemhi County Un	4	17	25,135	8,600	31,000	64,735
St. Anthony	0	2	0	0	6,500	6,500
TOTAL EASTERN	57	229	1,795,295	2,419,648	1,207,236	5,422,179
American Falls	6	12	118,000	0	15,465	133,465
Power County Un	3	13	37,000	162,990	21,225	221,215
Burley	0	7	0	250,000	30,500	280,500
Chubbuck	85	5	2,420,000	0	60,000	2,480,000
Montpelier	0	11	0	148,000	21,619	169,619
Pocatello	11	92	481,000	40,000	1,381,096	1,902,096
Bannock County Un	5	13	110,550	108,000	16,000	234,550
Preston	0	2	0	45,000	8,000	53,000
Franklin County Un	1	1	40,000	0	0	40,000
Rupert	0	12	0	22,276	5,875	28,151
Minidoka County Un	5	15	100,700	0	90,820	191,520
Soda Springs	0	7	0	1,700	542,095	543,795
TOTAL SOUTHEASTERN	116	190	3,307,250	777,966	2,192,695	6,277,911
TOTAL 54 LOCATIONS	589	2,198	23,929,276	13,690,837	11,028,587	48,648,700

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IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS SIX MONTHS CUMULATIVE 1984

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	15	0	3,000	227,261	$230,261
Coeur d'Alene	112	147	4,036,648	2,742,675	1,026,137	7,805,460
Kootenai County Un	191	379	8,031,045	2,261,944	1,094,586	11,387,575
Craigmont	0	3	0	450	6,200	6,650
Grangeville	0	37	3,800	282,900	409,080	695,780
Lewiston	58	480	2,221,096	1,327,483	1,152,136	4,700,715
Nez Perce Co Un	19	37	538,080	207,649	72,500	818,229
Moscow	110	136	3,376,580	1,605,500	909,526	5,891,606
Latah County Un	13	49	832,405	1,481,111	140,798	2,454,314
Orofino	5	71	135,770	0	289,518	425,288
Osburn	0	23	0	53,627	60,079	113,706
Sandpoint	38	74	948,000	680,000	758,934	2,386,934
St. Maries	6	36	126,500	177,395	96,075	399,970
Benewah County Un	8	14	218,000	47,900	85,700	351,600
TOTAL NORTHERN	560	1,501	20,467,924	10,871,634	6,328,530	37,668,088
Boise City	661	5,602	27,419,745	4,935,264	24,258,526	56,613,535
Meridian	97	170	4,191,333	1,290,650	412,849	5,894,832
Ada County Un	340	610	13,908,683	9,865,059	2,702,017	26,475,759
Caldwell	20	85	779,455	544,920	1,512,617	2,836,992
Canyon County Un	155	256	5,706,900	1,581,720	592,200	7,880,820
Nampa	31	122	1,059,416	1,007,030	6,599,785	8,666,231
Emmett	7	82	460,796	810,633	481,457	1,752,886
Gooding	3	23	194,000	575,790	212,318	982,108
Hailey	8	39	523,727	1,107,772	244,815	1,876,314
Ketchum	15	42	1,734,775	711,250	399,224	2,845,249
Sun Valley	16	54	2,303,000	40,000	853,880	3,196,880
Blaine County Un	24	50	2,962,570	2,645,527	235,000	5,843,097
Jerome	7	35	277,443	166,210	160,982	604,635
Mountain Home	27	113	700,840	1,277,705	443,470	2,422,015
Payette	7	32	176,950	32,912	43,883	253,745
Shoshone	0	3	0	0	21,300	21,300
Twin Falls City	55	215	3,214,376	2,438,607	3,059,088	8,712,071
Twin Falls Co Un	5	31	1,298,000	90,000	187,200	1,575,200
Weiser	3	67	2,845	226,810	412,744	642,399
TOTAL SOUTHWESTERN	1,481	7,631	66,914,854	29,347,859	42,833,355	139,096,068
Blackfoot	7	35	203,900	153,132	95,174	452,206
Bingham County Un	58	125	1,708,953	1,992,473	1,364,029	5,065,455
Idaho Falls	87	267	4,421,050	5,153,813	1,767,868	11,342,731
Ammon	7	18	488,730	216,000	44,279	749,009
Bonneville Co Un	66	135	1,827,930	1,779,272	798,060	4,405,262
Rexburg	20	23	345,000	692,800	367,400	1,405,200
Rigby	10	9	128,000	0	34,925	162,925
Jefferson Co Un	69	154	1,519,255	1,310,835	737,475	3,567,565
Salmon	3	29	11,315	177,000	154,180	342,495
Lemhi County Un	14	48	225,315	104,600	108,208	438,123
St. Anthony	0	11	0	14,000	195,000	209,000
TOTAL EASTERN	341	854	10,879,448	11,593,925	5,666,598	28,139,971
American Falls	12	29	316,980	7,500	45,843	370,323
Power County Un	8	36	185,400	234,429	113,989	533,818
Burley	1	23	60,000	273,000	100,420	433,420
Chubbuck	92	27	2,621,150	108,658	175,400	2,905,208
Montpelier	1	18	34,056	423,000	38,619	495,675
Pocatello	62	357	2,833,444	1,853,000	2,706,009	7,392,453
Bannock County Un	25	48	917,457	1,111,000	70,764	2,099,221
Preston	1	8	30,000	190,000	30,000	250,000
Franklin County Un	8	8	354,000	0	0	354,000
Rupert	5	57	158,336	55,502	453,715	667,553
Minidoka County Un	33	62	843,841	7,700	911,083	1,762,624
Soda Springs	2	24	95,800	13,800	1,178,925	1,288,525
TOTAL SOUTHEASTERN	250	697	8,450,464	4,277,589	5,824,767	18,552,820
TOTAL 54 LOCATIONS	2,632	10,683	106,712,690	56,091,007	60,653,250	223,456,947

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